

PLYMOUTH PLAN COMMISSION

September 6, 2022

The Plymouth Plan Commission met in regular session in the Council Chambers of the City Building, 124 North Michigan Street, Plymouth, Indiana on September 6, 2022, at 7:00 p.m.

Commission President Doug Feece called the meeting to order for Commissioners Alex Eads, Mark Gidley, Randy Longanecker, Beth Pinkerton, Linda Secor, Bill Walters, Fred Webster, and Paul Wendel answering roll call whom were physically present. Angela Rupchock-Schafer was absent. Others present were Mayor Senter, City Attorney Surrisi, County Commissioner Klotz and Plan Consultant Booker. The public was able to see and hear the meeting through Microsoft Teams.

Commissioners Webster and Pinkerton moved and seconded to approve the minutes of last regular meeting of August 2, 2022. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on August 24, 2022:

116 Legals	116 Legals
NOTICE OF PUBLIC HEARING The Plan Commission of the City of Plymouth, Indiana will hold a hearing on September 6, 2022 at 7:00 p.m. in the Council Chambers of the City Building, 124 N. Michigan St. (Garro St. entrance), Plymouth, Indiana on the following matters: PC 2022-15: Michael and Lori Faylor, 14030 11th RD., Plymouth, IN 46563: A Minor Subdivision of one (1) lot on parcel 50-32-07-000-037.000-018, 14030 11th RD, Plymouth, IN 46563, zoned R-2, Suburban	Residential District. Information on these matters may be obtained at the office of the Clerk-Treasurer, 124 N. Michigan St., Plymouth, IN and telephone #574-936-2124. Written objections to the proposal filed at the Clerk-Treasurer's office will be considered and oral comments will be heard. The hearing may be continued from time to time as may be found necessary. If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948. Kyle Williams, Recording Sec- <div>116 Legals</div> <div>retary, Plan Commission, August 24, 2022</div>

PC 2022-15: Michael and Lori Faylor, 14030 11th RD., Plymouth, IN 46563: A Minor Subdivision of one (1) lot on parcel 50-32-07-000-037.000-018, 14030 11th RD, Plymouth, IN 46563, zoned R-2, Suburban Residential District.

Plan Consultant Booker reviewed the findings of fact and presented his report. He states that two lots will be created from one. He explains that there are some differences from the original application to the proposed lot.

Zachary Faylor (14030 11th RD., Plymouth, IN 46563)

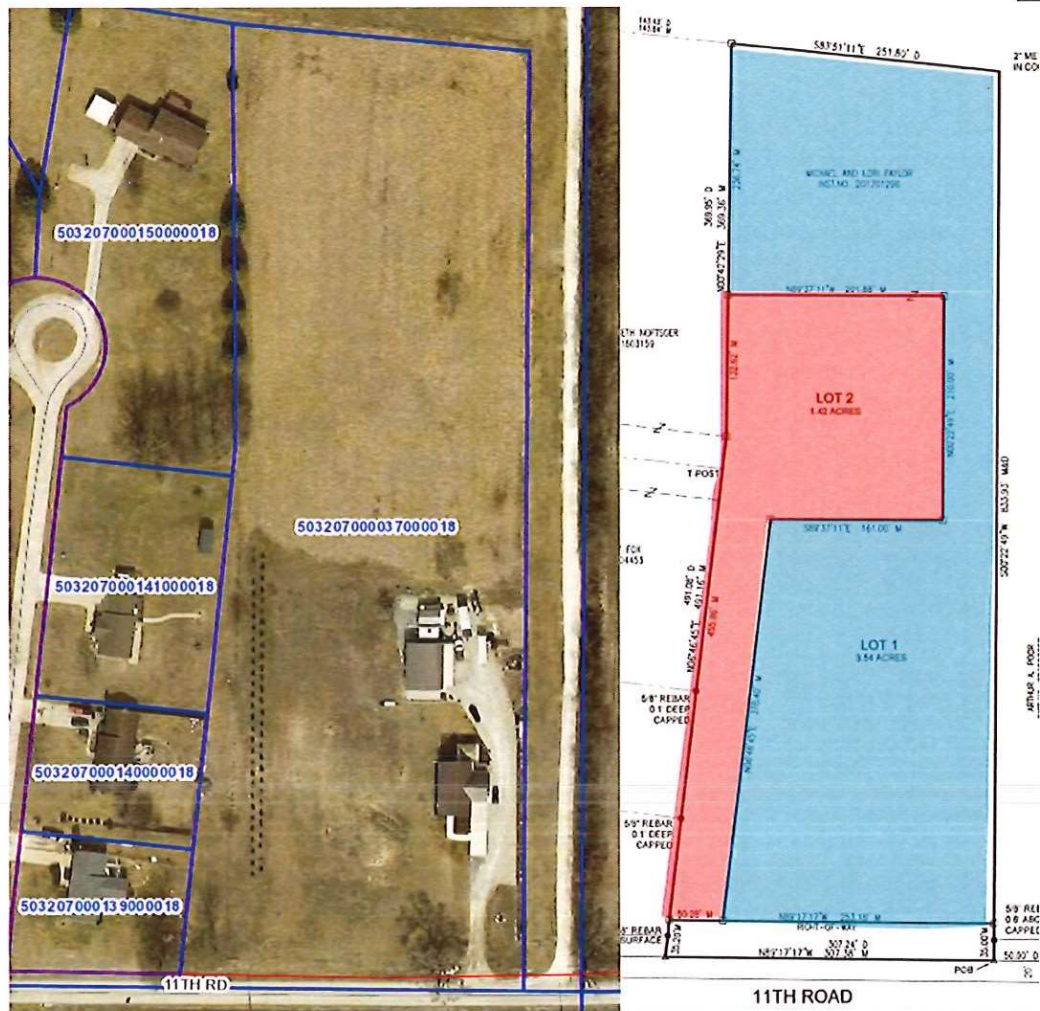
Faylor states that the reason they are subdividing a section off is because he is wanting to put a home there.

Gidley asks if there is any reason why they settled on that shape.

Faylor responds by stating that it was requested by someone from the county that he spoke with. He adds that they did this completely by request from whomever they dealt with throughout the entire time.

PLYMOUTH PLAN COMMISSION
September 6, 2022

Key:
Lot 1 – Blue
Lot 2 – Red



Booker adds that the plat that they currently have tonight is not the plat they will be signing tonight. He states that he asked the surveyor to change it as it has the County Plan Commissioner signature on their which they don't require any longer and it does not have a health certificate on there as the applicant will have to take it to the health department before it is recorded.

Gidley adds on to the prior point about the reason for the shape of the subdivision. He states that they probably settled on this shape as they couldn't find a reasonable location for a septic tank clear at the back.

Faylor states that when the person who came out to do borings, they determined the best place for a septic based off of elevation and where the water line is.

Gidley adds that they probably couldn't find a boring they could accept at the back.

Faylor states that he is unsure as he was looking at maps and it looked as if he was concerned if they were going to put the home clear in the back. He states where they found it they said it seemed like the best place.

PLYMOUTH PLAN COMMISSION

September 6, 2022

Michael Faylor (14030 11th RD., Plymouth, IN 46563)

Mr. Faylor states that the people working on the design for septic got ahold of him last Friday and stated that they cannot do anything with the health department until they get something on paper.

Commissioners Webster and Eads moved and seconded to open the public hearing. The motion carried.

Elizabeth Noftsger (10860 Aubrie LN., Plymouth, IN 46563)

Noftsger states that her property is the very back house at the top of the subdivision and they abutt the Faylor's property. She asks where the entryway is going to be.

Faylor responds by stating that the long strip to the road will eventually be a driveway in the future. He states that in the meantime they are going to add a drive off of their drive to get the construction done.

Noftsger asks if the long strip is just past their pine trees.

Faylor responds by stating that they are just even with it.

Noftsger states that the blue line on beacon goes right through the trees. She asks if that means those trees are partly theirs or not.

Mr. Faylor responds by stating that they are not going to disturb any of the neighbors. He states that they bought that 6-7 acres and the farmer farmed what he believed was fair. He states that as far as neighbors go, they are not going to be going in there and knocking neighbor's trees down. He states that the property line doesn't mean a whole lot to him. He adds that he has way more than he wants to mow now.

Booker adds that their property line will not change at all even with the new property. He clarifies that none of the outside boundaries should change at all as far as property line.

Gidley states that the blue line from beacon is laid over a map so the property line may not be exactly where that blue line is.

Mr. Faylor states that they try to be a good neighbor and they do have one neighbor that lives in Aubrey Lane that has thrown couches, chairs and all kinds of trash on their property and burning it. He states he has plenty of room and that is why he put the blue spruces up. He explains that he doesn't care what the neighbors do over there because that is their business. He reclarifies that they are not going to disturb any of the neighbor's tree line.

Faylor adds that he would rather have trees there separating people.

Mr. Faylor states that they wanted to build the house at the back end of the property where the wooded area is but the septic guy said they had to put it there. He explains that this is his son and that he doesn't really want any more neighbors anyway.

Noftsger states that the main reason they bought their home was because of the field there and not having neighbors.

PLYMOUTH PLAN COMMISSION

September 6, 2022

Mr. Faylor states that there is always going to be a field there. He reclarifies that they are not going to sell off any more property. He states that if it wasn't for his son needing to build a house that he would not even think to sell.

Booker states that he actually can't sell of any of the property now unless he got approval from the Board of Zoning Appeals.

Commissioners Webster and Eads moved and seconded to close the public hearing. The motion carried.

Commissioners Webster and Eads moved and seconded to approve PC 2022-15 as presented. The motion passed by roll call vote.

Yes: Eads, Gidley, Longanecker, Pinkerton, Secor, Walters, Webster, Wendel, Feece

No: None

Absent: Rupchock-Schafer

Plymouth Land Survey shows up with the corrected plat.

Discussion on Rules and Procedures:

Booker states that last month they talked about the attendance policy and the rules and procedures. He states that he has discussed the this change with the City Attorney and what they came up with is listed below.

"The appointing authority of members of the Plymouth Plan Commission will be notified when a member has three (3) unexcused absences in a row from any regularly scheduled Plan Commission meeting. Upon receipt of such notice, the appointing authority shall consider if the member needs to be replaced."

Pinkerton states that is good on attendance and asks about pay.

Booker responds by stating that it is not up to him and gestures towards the City Attorney.

Pinkerton states that last time it wasn't any good. She states that she serves on the Bowen Center Board and they at least get a meal.

Booker states that he can bring some Fritos next time.

Mayor Senter states that he will see what he can do.

Booker adds that pay was not what was on his agenda but attendance was. He asks if there needs to be any changes, suggestions, or if they want to sit on it for a month.

Secor asks what they define as unexcused.

Booker responds by stating that unexcused to him is someone who doesn't call in and say a reason for why they cannot come to a meeting. He states that in three months, if they do not call the Recording

PLYMOUTH PLAN COMMISSION

September 6, 2022

Secretary, himself, or something that it shows they do not care. He states that is an unexcused absence. He states that there are exceptions such as if a family member were to pass.

Surrisi states that this makes it as to where it does not put the notice on the Plan Commission to make the decision but instead it gets pushed back up to the person who appointed said person.

Booker states that they can pass this on their own and that it does not need to go to the city council. He states that if it is passed tonight then he will put it in the Rules and Procedures and move to get everyone a copy.

Commissioners Webster and Wendel moved and seconded to table the motion for a month.

Gidley asks if he really wants to wait another 30 days to make a decision on this.

Webster responds by asking what difference another 30 days is going to make.

Gidley responds by stating that they finally got something and now we are going to make them wait another month.

Webster rescinds his motion.

Gidley states that he can do whatever he wants.

Webster states that he doesn't like to vote on something the first time they get it.

Gidley states that they get that every time that they are here.

Booker adds that they did not send this out in the packet before. He states that he did create this yesterday.

Pinkerton asks what Surrisi corrected.

Booker responds by stating that he corrected a few of his errors.

Commissioners Pinkerton and Gidley moved and seconded to adopt the attendance policy to their Rules and Procedures as presented. The motion carried by roll call vote.

Yes: Eads, Gidley, Longanecker, Pinkerton, Secor, Walters, Webster, Wendel, Feece

No: None

Absent: Rupchock-Schafer

With there being no other business to come before the Commission, Commissioners Webster and Eads moved and seconded to adjourn the meeting. The motion carried and the meeting adjourned at 7:21 p.m.



Kyle Williams, Recording Secretary